

**MAPLE RIDGE ESTATES HOA BOARD MEETING – Date: 4/03/2024**

**Minutes**

* **Call to Order 7:05pm**
* **Attendance**

Al Fite, Jenn Shattuck, Gigi Tiotuico, Pete Giere, Vivien Lu

Guest: Kristine Beaver

Absent:Toni Pratt,Jess Monillas, Liz Callaway

* **Approval of Prior Minutes – Minute approved**
* **Treasurer’s Report**

Total Feb & Mar expense: $6,309.12, most of it was for Alliance Insurance (Liability Insurance), Canber maintenance, Cedar River, and USPS 2024 Mailbox Rental. Checking balance as of March 31/2024 is $21,439.17 w/ $25k reserve. HOA dues collected from Feb & Mar are $836.

* 2024 will have an increase of $6.00 per month to $215.00 (per CCR’s maximum is 3% per year)
* Neighborhood now has 157 houses on 158th lots, one new house built on one of the vacant house and they are now part of the HOA.
* **ACC**
* **Maintenance**
* Proposal to enhance the aesthetics of both monuments and the park by adding tree barks. Requesting an estimate for this enhancement.
* It has been recommended to trim encroaching bushes adjacent to the park, particularly along the backyard fence of residences on 156th St.
* **General Discussions**
* Several new items have been added to the 2024 Maple Ridge Estates Covenants, Conditions, Restrictions, and Reservations (CC&Rs). The updated dues flyer will be made available on our website at [www.mapleridgeestates.org](http://www.mapleridgeestates.org/).
* There was a discussion regarding the newly completed construction at 159th. Since the land was previously vacant, no HOA dues were collected. However, starting in 2024, HOA dues will be applicable. Further discussion is needed on whether an adult family home is permissible. No businesses or signage is allowed.
* Scheduled Spring Cleanup from 4/26 to 4/29. Two designated locations will be set up as in the previous year: General household waste collection at Jenn’s cul-de-sac on 139th Ave SE, and yard waste can be disposed of in the small cul-de-sac on 156th St.
* It is suggested that all HOA event banners be stored together for easier access. A proposal has been made to store them at Jenn’s place.
* Beautification Day is set for June 1st, which presents a great opportunity for the community to clean up and collect trash along 140th Street, and bark distribution. The benefits include reducing crime, saving on cleaning costs, and increasing home values. Further details, such as the provision of trash grabbers, trash bags, and refreshments like coffee and donuts, need to be finalized.
* The Annual Picnic is scheduled for Saturday, August 17th. Suggestions include creating an inventory list to reduce costs and excess, ensuring the availability of more water, forgoing the keg, and considering Cascadia Pizza for catering.
* The Neighborhood Garage Sale date is yet to be determined, but there is a hope to organize it in June. An invitation will extend to the rest of the Fairwood neighborhoods to participate.
* **Meeting Adjourned - 8:15pm**

Next meeting – 6/5/24. Location: Park

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| **Board meeting** will be held **every 1st Wednesday of every other month** in the evening. A reminder will be sent out.   * June 5th 7:00pm – Wednesday * August 7th 7:00PM – Wednesday * **August: TBD Annual meeting & Annual Picnic** |